



**CLARK & ASSOCIATES
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents



THE BARNS AT GALYEN FARMS

Hay Springs, Sheridan County, Nebraska

The Barns at Galyen Farms is a fully operational event venue which consists of 15± deeded acres, an elegantly furnished and beautifully restored farmhouse, multiple buildings and more.

LOCATION & ACCESS

The Barns at Galyen Farms is located approximately 7.5 miles south of Hay Springs, Nebraska. There is year-round access from paved Nebraska Highway 87 and County 500th Road leading to the private driveway. To access The Barns at Galyen Farms from Hay Springs, travel south on Hwy 87 for 7.4 miles; turn right (west) onto 500th Road and travel west for 100 yards to the private drive on the left (south) of the 500th Road.

Several towns and cities in proximity to Hay Springs, Nebraska include:

- | | |
|--|----------------------|
| • Rushville, Nebraska (population 890) | 12.4 miles northeast |
| • Chadron, Nebraska (population 5851) | 19.9 miles northwest |
| • Gordon, Nebraska (population 1612) | 27.5 miles northeast |
| • Alliance, Nebraska (population 8,491) | 45.5 miles south |
| • Scottsbluff, Nebraska (population 15,039) | 99.1 miles southeast |
| • Rapid City, South Dakota (population 67,956) | 122 miles northwest |
| • Cheyenne, Wyoming (population 59,466) | 206 miles southwest |

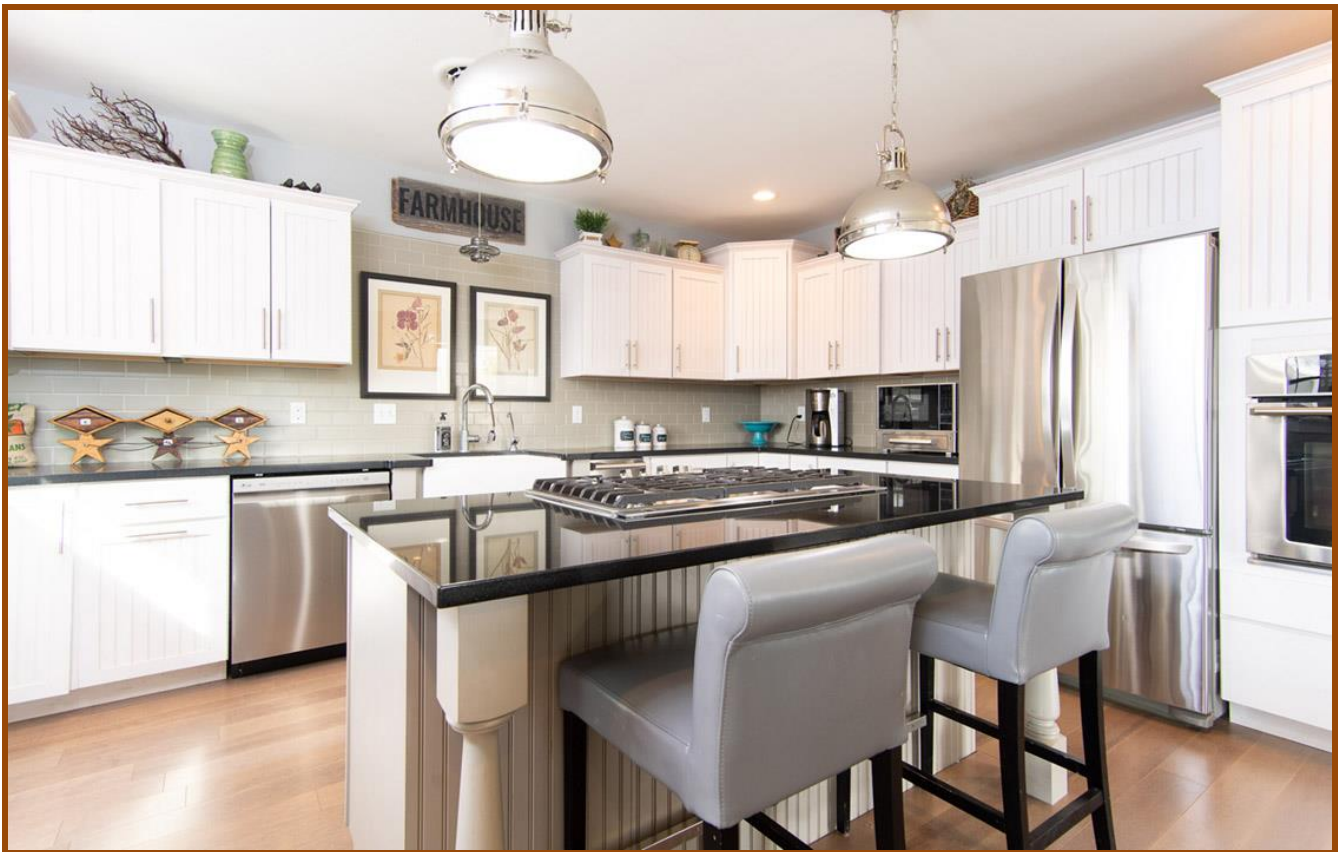


DESCRIPTION

15± Deeded Acres

The Barns at Galyen Farms is a beautifully restored farm and fully operational event venue business. This turn-key business and farm is move-in ready. Located approximately 28 miles from Chadron, Nebraska and 38 miles from Alliance, Nebraska, The Barns at Galyen Farms is in a prime location to capitalize on the existing venue business included with this offering. The home, offering 1832 sq. ft. on the main level and 952 sq. ft. in the basement, is newly refinished. The main level of the home features an open floor plan with two bedrooms and two bathrooms and many custom finishes such as granite countertops and hardwood floors. The fully finished basement has a utility room, a half bath, a non-complying bedroom and a unique family room. Attention to detail and flawless finishes make this an appealing home but also an asset to the business with its expansive gourmet kitchen, a master suite that doubles as a bridal suite, along with the home having the capability to sleep over 16 people. In addition to appliances, the home comes fully furnished. (A full list of all furnishings will be provided to potential buyers.)





In addition to the home, there are multiple fully refurbished farm buildings that provide ample opportunities to continue the event venue business to be easily converted into horse stables. The barns and outbuildings include:

- A 400 sq. ft. two-car detached garage.
- A 448 sq. ft. farm building that is used for glamping.
- A 300 sq. ft. farm building that is used for storage.
- A 2,080 sq. ft. long barn that is newly finished on the exterior and comes with a concrete floor that is used for the main wedding/event venue.
- A 1,176 sq. ft. tall barn that is newly finished on the exterior and is used for a game room and bar.
- A 480 sq. ft. end barn that is used for outhouses and hand washing station.
- A 320 sq. ft. utility building.
- A 3,250 cu. ft. grain bin that is used for a commercial store.
- A 3,250 cu. ft. steel grain bin that is used for storage.

A full list of the inventory and supplies that are included with the event production business can be provided to potential buyers.







WATER RESOURCES

One domestic well

UTILITIES

Electricity – Northwest Rural Public Power

Gas/Propane – Blue Rhino Propane, Beguin Propane

Communications – Cell Phone and Satellite Internet

Water – Personal Well

Sewer – Personal Septic

Television – Satellite, Internet

REAL ESTATE TAXES

According to the Sheridan County Assessor's records, the real estate taxes for 2019 are approximately \$1,553 annually.

MINERAL RIGHTS

Any and all mineral rights associated with the ranch and owned by the sellers will be transferred at closing.

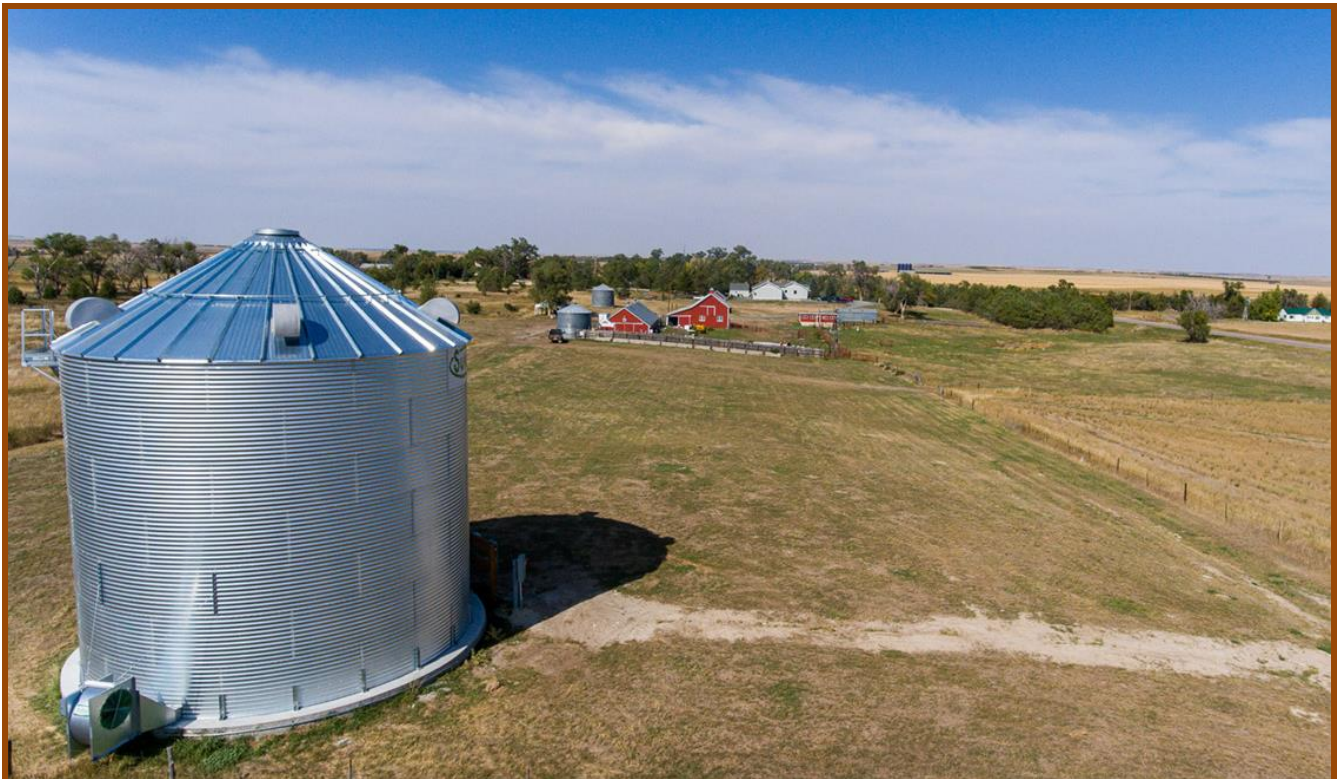
COMMUNITY AMENITIES

Located along US Highway 20, Hay Springs, NE has the quintessential small town atmosphere. It is close to many farms and ranches, plains, reservoirs, and historical and recreational sites. Hay Springs has an excellent K-12 school system.

Rushville, county seat of Sheridan County Nebraska, is located approximately 12 miles from The Barns at Galyen Farms. Rushville is a historic town with a variety of restaurants, motels, and campgrounds. The 1914 Plains Theatre and 1904 Sheridan County Courthouse have been refurbished to showcase their history. Visitors can canoe and fish the scenic Niobrara River or explore the Nebraska Sandhills, the largest grass covered sand dune formation in the world. Ten miles north of Rushville is the sandstone cliffs and canyons known as Pine Ridge. Multiple lakes are located throughout the area for visitors to camp, fish, swim, and boat. For more information visit: <https://rushvillene.com/explore-rushville/>.

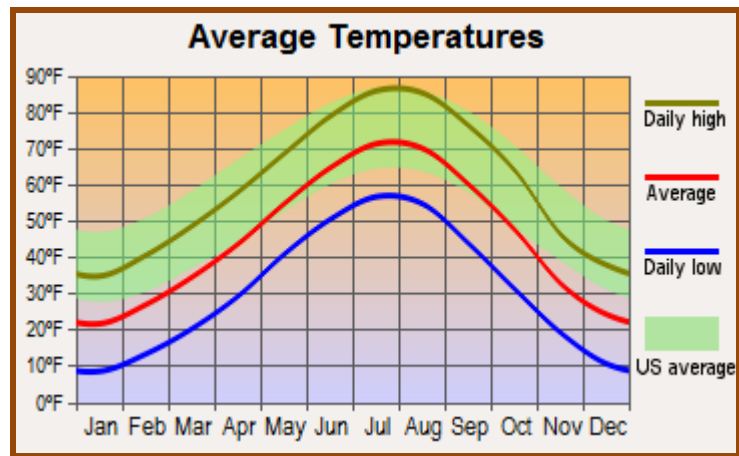
Chadron, NE located approximately 20 miles from the The Barns at Galyen Farms and Alliance, Nebraska located approximately 45 miles from the property. Both cities offer many shopping, dining and recreation opportunities as well as numerous banks, churches, medical facilities and schools. Alliance is also home to the Stonehenge replica, Carhenge, Central Park Fountain, museums, and playground. Box Butte Reservoir, a reservoir of the Niobrara River has a variety of fish and wildlife and is open year-round. For more information visit: <http://visitalliance.com/about-alliance/>.

Commercial airline service is available at Chadron, Nebraska; Scottsbluff, Nebraska; Rapid City, South Dakota; and Cheyenne, Wyoming.



CLIMATE

According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Hay Springs area is approximately 18.57 inches including 35.9 inches of snow fall. The average high temperature in January is 38 degrees, while the low is 12 degrees. The average high temperature in July is 87 degrees, while the low is 58 degrees. The charts to the right are courtesy of www.city-data.com.

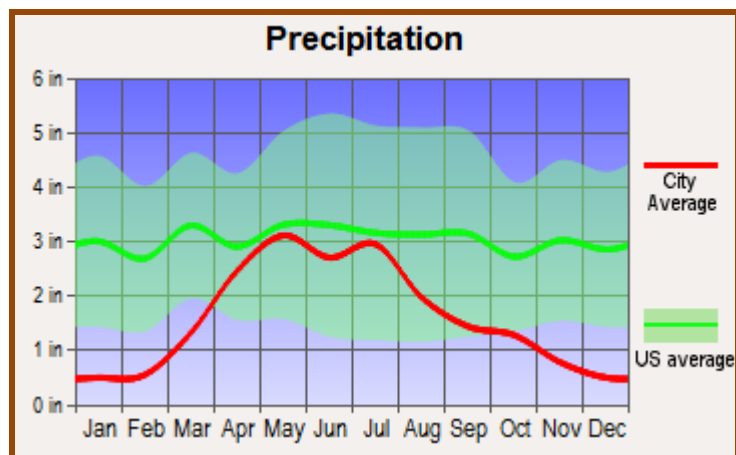


STATE OF NEBRASKA

Nebraska is a state that lies in both the Great Plains and the Midwestern United States. Its state capital is Lincoln and its largest city is Omaha, which is on the Missouri River.

The state is crossed by many historic trails, and was explored by the Lewis and Clark Expedition. The California Gold Rush brought the first large numbers of non-indigenous settlers to the area. Nebraska became a state in 1867.

The climate has wide variations between winter and summer temperatures, and violent thunderstorms can be commonplace. The state is ideal for cattle grazing and is a major producer of beef, as well as pork, corn, and soybeans.



Nebraska has a progressive income tax. Nebraska has a state sales and use tax of 5.5%. Some Nebraska cities assess a city sale and use tax, in 0.5% increments, up to a maximum of 1.5%. All real property within the state of Nebraska is taxable unless specifically exempted by statute. Since 1992, only depreciable personal property is subject to tax and all other personal property is exempt from tax. Inheritance tax is collected at the county level.

According to the BLS current population survey (CPS), the unemployment rate for Nebraska in December 2014 was 3.1%. The state unemployment rate was 2.5 percentage points lower than the national rate for the month.

According to the United States Census Bureau QuickFacts, the State Of Nebraska median household income, 2009-2013 was \$51,672 compared to the national average of \$53,046.

OFFERING PRICE

\$599,000

Acceptable terms for purchasing this property include, but are not limited to cash at closing, new loan, or 1031 tax exchange. No portion of the purchase transaction will be financed by the seller. The Seller reserves the right to effectuate a tax-deferred real estate exchange for all or part of the sales price, pursuant to Section 1031 of the Internal Revenue Code and the Treasury Regulations promulgated there under with no liability or expense to be incurred by the Buyer (in connection with the Seller's tax-deferred exchange).



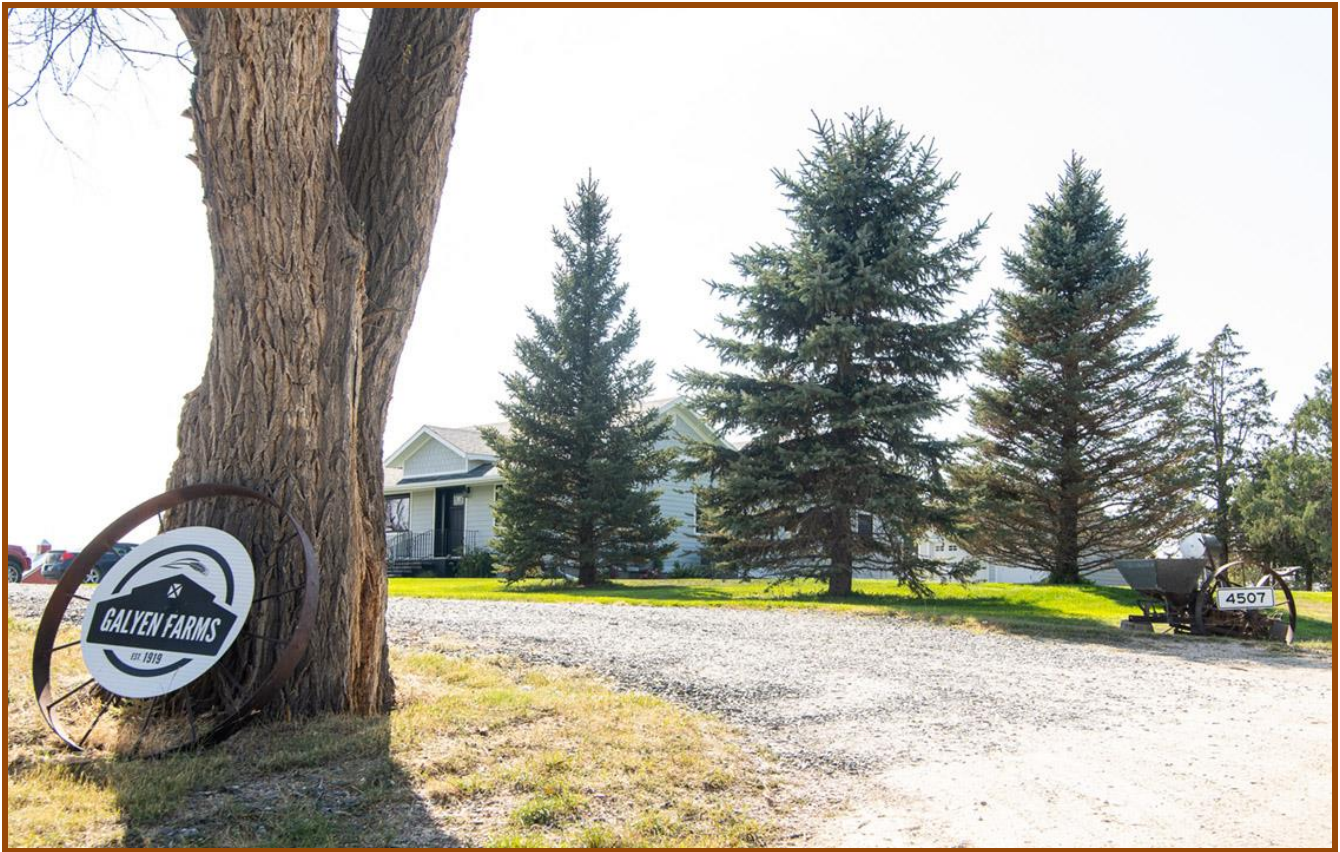
CONDITIONS OF SALE

- I. All offers shall be:
 - A. in writing;
 - B. accompanied by an earnest money deposit check in the minimum amount of \$31,250 (Thirty-One Thousand Two Hundred Fifty Dollars); and
 - C. be accompanied with the name, telephone number, and address of the Buyer's personal banker in order to determine financial capability to consummate a purchase.
- II. All earnest money deposits will be deposited in the title company/closing agent's trust account.
- III. The Seller shall provide and pay for an owner's title insurance policy in full satisfaction of the negotiated purchase price.
- IV. Both Buyer and Seller shall be responsible for their own attorney fees.

FENCES AND BOUNDARY LINES

The seller is making known to all potential purchasers that there may be variations between the deeded property lines and the location of the existing fence boundary lines on the subject property. Seller makes no warranties with regard to location of the fence lines in relationship to the deeded property lines, nor does the seller make any warranties or representations with regard to specific acreage within the fenced property lines. Seller is selling the property in an “as is” condition which includes the location of the fences as they exist.

Boundaries shown on accompanying maps are approximate based on the legal description and may not indicate a survey. Maps are not to scale and are for visual aid only. Their accuracy is not guaranteed.



Clark & Associates Land Brokers, LLC is pleased to have been selected as the Exclusive Agent for the Seller of this outstanding offering. All information has been obtained from sources deemed reliable by Clark & Associates Land Brokers, LLC; however, the accuracy of this information is not guaranteed or warranted by either Clark & Associates Land Brokers, LLC, or the Sellers, and prospective buyers are charged with making and are expected to conduct their own independent investigation of the information contained herein. This offering is subject to prior sale, price change, correction or withdrawal without notice.

Notice to Buyers: Nebraska Real Estate Law requires that the listing Broker and all licensees with the listing Broker make a full disclosure, in all real estate transactions, of whom they are agents and represent in that transaction. All prospective buyers must read, review and sign a Real Estate Brokerage Disclosure form prior to any showings. **Clark & Associates Land Brokers, LLC with its sales staff is an agent of the seller in this listing.**

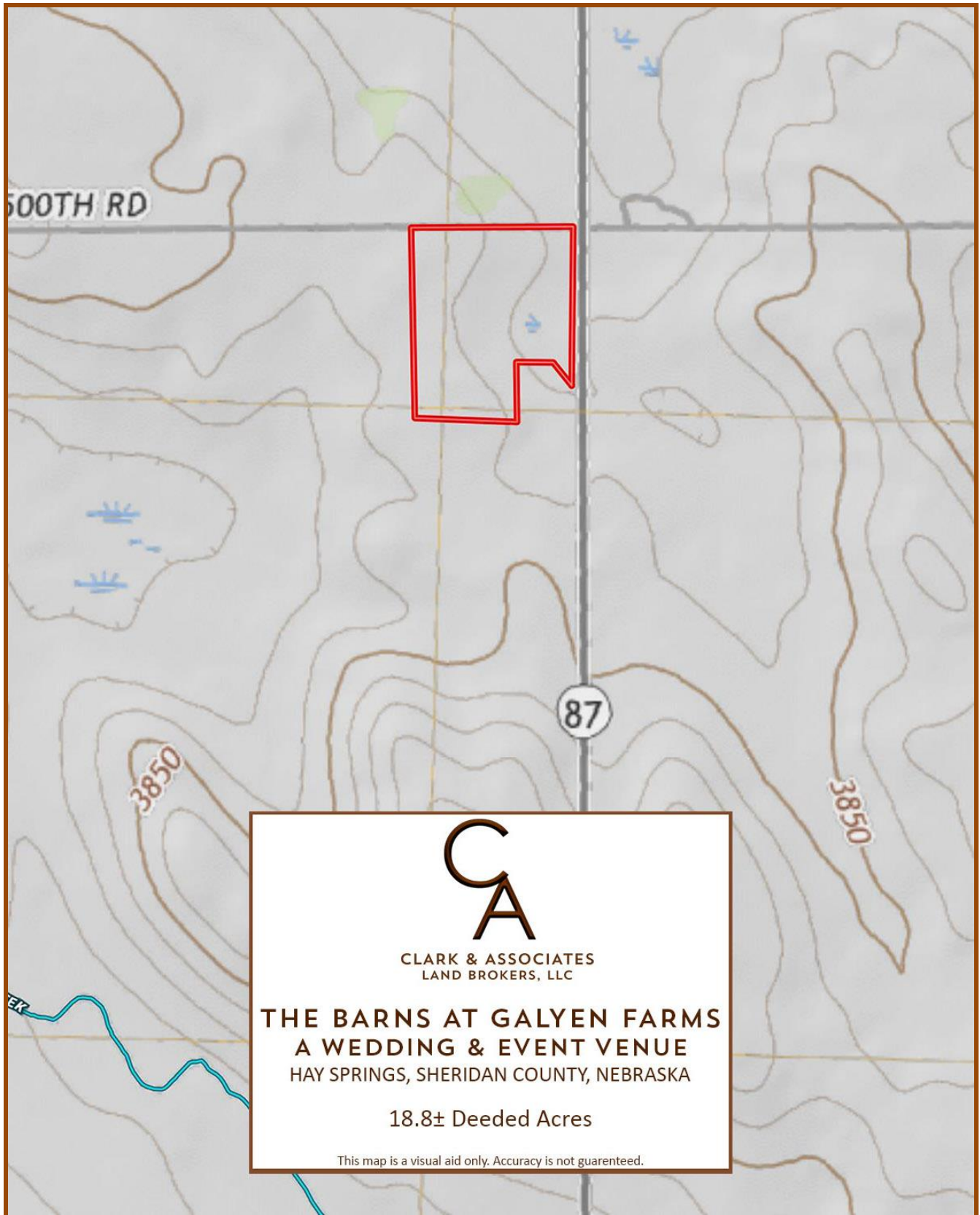
STATE LOCATION MAP



NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

THE BARNs AT GALYEN FARMS TOPO MAP



THE BARNs AT GALYEN FARMS ORTHO MAP



Farmhouse Furnishings

Modern Farmhouse Dining Room: Ethan Allen, solid wood, seats 6, bakers rack, modern shou sugi ban shelving over black sideboard
Country Chic Bridal Suite: Ethan Allen, king bed, double dresser, night stands, hand tooled leather bench
Modern Farmhouse Living Room: Lazy Boy "Denim" Edie Duo Sofa, Distressed TV armoire, black ticking stripe wing back chair, wood accents
Bunkroom Furnishings: 4 x twin over Q/F off white metal bunk beds (Sleeps 12) with white luxury bedding
Western Style Grooms lounge: Oversized brown leather u-shaped sofa with nailhead trim (sleeps 2), cowhide accented storage armoire
Mid-Century Modern Office Furniture: Ethan Allen, desk, computer armoire, credenza, heavy duty commercial filing cabinet
Retro-Industrial Kitchen: 5 burner LG gas cooktop, Electrolux convection oven, freestanding microwave with pizza oven, built-in trash compactor
Hall Décor: including full height standing antique Euro country floor mirror, antique windmill fan, etc.
Mud Room Décor: oversized bronze hammered metal mirror, 6 foot Texas longhorns, historic 70's farm image framed print
Commercial sized washer & dryer with steam: Kenmore Elite with second under drawer mini washer
Deep freezer, extra refrigerator in garage and in basement
Professional jiffy steamer

Event/Wedding Inventory Items

Barnwood arch
Boho octagon dark stained arch
(4) 11' white church pews
225 Indoor Wood Folding Reception Chairs
150 Outdoor White Folding Ceremony Chairs
Straw bales for overflow outdoor and vignette seating
(36) 5 ft light weight folding tables
4 Linen sets (white/ivory/grey/yellow), stored on linen racks
Barnwood table runners (recpurposed - original to barn)
3 x 8 ft heavy duty tables for head table with white bistro chairs for bride and groom
20+ grey canvas and jute trimmed throw pillows
50+ round jute placemat/chairs/table décor
Large selection of vases, artificial flowers, and other misc. table decorations and centerpieces
Decorator fabrics and tulle

Food Service Inventory

One cold & one hot catering unit with cold pans and hot pans
Event Grill with (2) 100# propane tanks
2 x 6 ft tables & 2 x 8 ft tables for food service with fitted service linen

10 x 10 heavy duty shade tent
Large white cooler and multiple aluminum trash cans
10 gallon drinking coolers (2)
catering supplies - wooden, baskets, ramekins, etc.
Spider Box for additional portable electricity
Portable fresh water tank, grey water tank and small propane water heater for hand wash station
Kitchen is stocked with blue cornflower patterned corolle complete dish sets and casserole sets for 80+, salt & pepper shakers, coffee urn, etc.
serving supplies - knives, forks, spoons, serving spoons, tea dispenser, etc.

Tall Barn - Bar Inventory

Full size Olhasssen pool table: recently recovered in gold felt, professionally installed& leveled
Custom Barnwood Bar
Cast iron tub/beer cooler
Pub Tables (7)
Electronic dart board
Yard games, corn hole, etc

Outdoor Farm Antiques / Photo Props

Antique '55 Blue/Green International truck for photos
Antique '53 Black Ford truck for photos
Antiques original to farm includes various yard ornaments, potato planter, plow, cultivator, wheels, corn sheller, etc.
Vintage '49 Yellow Minneapolis Moline Tractor Décor
Vintage restored greenish merry-go-round from 1950's
Hay Wagon for rides
Gold vintage sofa
Pink vintage sofa

Restrooms Inventory

2 immaculate porta potties, 1 regular sized and one oversized
2 x pink velvet wingback chairs
Pink décor in bathroom including rustic florals
Antique vanity and steel storage cabinet

Gift Shop Inventory

Display hutch on antique door table and sawhorses

Antique tall dresser with mirror

Antique sewing chair

Other antique tables, etc used for displaying merchandise

Bus, Maintenance & Misc. Inventory

1986 MCI 49 passenger charter bus

2009 JD rider mower

Float trip/raft supplies for ~30 including orange life vests (stored under bus)

20 x 20 industrial tent frame with new white top used for large shade cabana with canvas drapes

~9' Texas Longhorns mounted in long barn

Dozen plus mirrors hanging in barns: some antique some replicas

Lights, cords & timers

For additional information or to schedule a showing, please contact:



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**Agency Disclosure
Common Law Agency Addendum
(Attach to Agency Disclosure)**

Company: Clark & Assoc. Land Brokers, LLC Agent Name _____

Common Law Agent

*The duties and obligations of an agent under a common law agency agreement exceed the duties and obligations of a limited agent as described in the agency disclosure document and in Nebraska Statutes, Neb. Rev. Stat. § 76-2401 through 76-2430. For example, a licensee who is authorized by the principal to bind the principal to terms or conditions in a real estate transaction would be a common law agent. **A buyer, tenant, seller, or landlord and the real estate broker must enter into this type of agency through a written agreement which specifies the agent's duties and responsibilities**, including the duty of confidentiality and the terms of compensation. An agreement such as this will be subject to the common law requirements of agency applicable to real estate licensees.*

If Agency relationship offered is Customer Only, and agent is acting as a common law agent for another party to the transaction please check the appropriate box below:

Agent will act as—

- ☐ Common Law Agent for the Buyer
- ☐ Common Law Agent for the Seller
- ☐ Common Law Agent for the Tenant
- ☐ Common Law Agent for the Landlord

I acknowledge that this addendum page and the additional information on common law agency has been presented to me (us):

(Client or Customer Signature)

(Date)

(Client or Customer Signature)

(Date)

(Print Client or Customer Name)

(Print Client or Customer Name)

Nebraska Real Estate Commission/Agency Disclosure CLA Addendum